



STATE OF FLORIDA  
**Department of State**

DIVISION OF ARCHIVES, HISTORY  
AND RECORDS MANAGEMENT

Bureau of Historic Preservation

HISTORIC SITES INVENTORY

County Dade

Entry No. \_\_\_\_\_ Date 9/18/72

<b>1. NAME</b>				
COMMON: <u>Cassell House</u>				
AND/OR HISTORIC: <u>William Wagner House</u>				
<b>2. LOCATION</b>				
STREET AND NUMBER: <u>1145 N. W. 8th Avenue</u>				
CITY OR TOWN: <u>Miami</u>				
STATE <u>Florida</u>		CODE <u>12</u>	COUNTY: <u>Dade</u>	CODE <u>025</u>
<b>3. CLASSIFICATION</b>				
CATEGORY (Check One)		OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)				
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____	<input type="checkbox"/> Comments _____
<b>4. OWNER OF PROPERTY</b>				
OWNER'S NAME: _____				
STREET AND NUMBER: _____				
CITY OR TOWN: _____		STATE: _____	CODE _____	
<b>5. LOCATION OF LEGAL DESCRIPTION</b>				
COURTHOUSE, REGISTRY OF DEEDS, ETC.: <u>Dade County Courthouse</u>				
STREET AND NUMBER: <u>73 West Flagler Street</u>				
CITY OR TOWN: <u>Miami</u>		STATE <u>Florida</u>	CODE <u>12</u>	
<b>6. REPRESENTATION IN EXISTING SURVEYS</b>				
TITLE OF SURVEY: <u>N/A</u>				
DATE OF SURVEY: _____ <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local				
DEPOSITORY FOR SURVEY RECORDS: _____				
STREET AND NUMBER: _____				
CITY OR TOWN: _____		STATE: _____	CODE _____	

SEE INSTRUCTIONS

County \_\_\_\_\_  
Entry No. \_\_\_\_\_  
Date \_\_\_\_\_



## 7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered		<input checked="" type="checkbox"/> Moved	<input type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Cassell house is a one and one-half story, rectangular shaped, frame and coral rock residence with tin covered gable and flat asphalt roofs. The first level is coral rock and concrete with the joints painted various colors. The parapet on the first story is stepped. The upper level is set back from the first and is a frame structure. The house has ten rooms.

The coral rock portion of the house was added c. 1909 by the Cassell family. The original house which is enveloped by the coral rock addition is a Dade County pine structure which was built by William Wagner in 1866. The clapboard on this portion is decorative with scalloped and saw toothed edges. The interior walls of the original house were burlap stretched over studs. The application of many coats of paint through the years has stiffened the burlap, giving it a plaster-like appearance and strength. The floors were wood plank.

The area in which the house is located became a subdivision, Highland Park, in 1910. The house at that time was moved back approximately 50'.

*purportedly*

SEE INSTRUCTIONS

# 6. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- ☐ Pre-Columbian | ☐ 16th Century | ☐ 18th Century | ☐ 20th Century  
☐ 15th Century | ☐ 17th Century | ☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

C, 1866

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |   |                                       |  |  |
|---|---------------------------------------|--|--|
| <input type="checkbox"/> Aboriginal     | <input type="checkbox"/> Education    | <input type="checkbox"/> Political           | <input type="checkbox"/> Urban Planning  |
| <input type="checkbox"/> Prehistoric    | <input type="checkbox"/> Engineering  | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic       | <input type="checkbox"/> Industry     | <input type="checkbox"/> Science             |  |
| <input type="checkbox"/> Agriculture    | <input type="checkbox"/> Invention    | <input type="checkbox"/> Sculpture           |  |
| <input type="checkbox"/> Architecture   | <input type="checkbox"/> Landscape    | <input type="checkbox"/> Social/Humanitarian |  |
| <input type="checkbox"/> Art            | <input type="checkbox"/> Architecture | <input type="checkbox"/> Theater             |  |
| <input type="checkbox"/> Commerce       | <input type="checkbox"/> Literature   | <input type="checkbox"/> Transportation      |  |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military     |  |  |
| <input type="checkbox"/> Conservation   | <input type="checkbox"/> Music        |  |  |

STATEMENT OF SIGNIFICANCE

18 21 07 00 14 28

SEE INSTRUCTIONS



## 9. MAJOR BIBLIOGRAPHICAL REFERENCES

Miami News. November 4, 1962.

\*Miami USA, p. 15 (references to the Wagner family)  
Helen Muir.

## 10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		25° 47' 06"	80° 12' 31"	
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

## 11. FORM PREPARED BY

NAME AND TITLE:		
ORGANIZATION	DATE	
STREET AND NUMBER:		
CITY OR TOWN:	STATE	CODE

## 12. PHOTO REFERENCE

PHOTO CREDIT:
DATE OF PHOTO:
NEGATIVE FILED AT:

## IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

## MAP REFERENCE

SOURCE:	Miami Quad. 7.5' series
SCALE:	1:24000
DATE:	1962; photos 1969

## REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. Property boundaries where required.
2. North arrow.
3. Latitude and longitude reference.

SEE INSTRUCTIONS

# ARCHITECTURAL CHECKLIST

\* house moved about 50' back to present location when area made into a subdivision

## BASIC PLAN

Rectangular ☒ Square ☐ U-Shape ☐ L-Shape ☐ T-Shape ☐

Additions around front & side has been added on.

## MAIN FACADE based on what is here now.

Doorway placement central Type 2 lights on side of door.  
 Entablature — Columns: No. — Order — short stone pilasters with small wooden posts to ceiling line  
 Portico or Pavilion — Porch or Veranda —  
 Balustrade: pattern — sketch if necessary  
 Exterior decoration: bargeboards, brackets, cornice, moldings, etc.  
parapet is stepped.  
 Balcony: size and placement —  
 Front steps: size and placement between two stone walls central & low

## FENESTRATION

Window type awning and casement. Number on main facade 2 above. 2 below. Placement symmetrical.  
 Shutters — Lintel — Voussoir — Label —  
 Hood — Transom — Glass, stained, blown, new —

## Roof

Gable stepped med. on old part Gambrel — Hipped — Flat on new. Mansard —  
 Dormers: No. — Roof type —  
 Covering Material: asphalt, wood shingle, tin, etc. tin  
 Chimney: No. — Placement —  
 Roof decorations: Cupola — Widows walk — Deck —  
 Flared eaves — parapet stepped Steeple — Dome —

## CONSTRUCTION MATERIAL

Brick — Tabby — Concrete new stucco Stone new limestone  
 Frame with decorative cladding on sides. Block — Metal —  
 Painted — Patterned — Scored —  
 Piers —  
 If frame or log, how joined? —

## INTERIOR

Hall location — approx. width —  
 Stair location — Fabric of walls dark painted over wood.  
 Ceiling height — No. of rooms 10 rooms now.  
 Attention to detail: mantels, door surrounds, moldings, etc. —

## Additional information:

Number of stories (count ½ stories) 1½  
 Number of dependencies — List their use —

Relation to main house: —  
 Landscaping: —



house is in poor condition - the addition is very poor - original house would have been much nicer. very simple. The neighborhood as a whole is pretty run down - This house has two old palms planted by the street lined up with the door -

windows of above - 6 lights in each sash  
12 in each window

\* Info from Miami News Nov 4 1962

\*yes

June 30  
no pic.

PRELIMINARY INVENTORY FORM FOR SUGGESTED SITES

ARE THERE HISTORIC SITES IN YOUR AREA? YES \_\_\_\_\_ NO \_\_\_\_\_  
(If yes, complete items 1-8 below.)

B. SITE DATA

1. NAME (name by which site is commonly known)  
CASSELL House built by <sup>Wm.</sup> Wagner
2. DATES (approximate date of construction or associated events)  
1866.
3. LOCATION (street address or approximate mileage from nearest state or county road or highway)  
1145 NW 8th Ave.
4. OWNER \_\_\_\_\_ ADDRESS \_\_\_\_\_
5. PRESENT OCCUPANT \_\_\_\_\_
6. PRESENT USE private home
7. RELATED THEME (as per enclosed list of suggested themes)  
architecture
8. OUTSTANDING ARCHITECTURAL FEATURE OR ASSOCIATED HISTORICAL EVENTS  
possibly oldest house standing \* bought by <sup>the</sup> Cassells in 1909 - added <sup>auto</sup> after that  
added baths kitchen bedrooms & porch.. still owned house in 1962

C. Your Name: lar man

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

~~D. May We Contact You in Person When We Visit Your Area? YES \_\_\_\_\_ NO \_\_\_\_\_~~

Reference in Miami USA - Adam Richards married Rose Wagner in the Wm Wagner Grove  
Catholic Mission near the Allapattah Prairie. Pg 15  
on city map - near location called Allapattah